

## **AGENDA OF THE CITY COUNCIL AND THE COUNCIL SITTING AS THE REDEVELOPMENT AGENCY**

**REGULAR CC/RDA MEETING  
Council Chamber in City Hall  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234**

**WEDNESDAY, OCTOBER 10, 2001**

**Study Session - 3:00 p.m.  
Regular Meeting - 7:30 p.m.**

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**PLEASE NOTE: THE CITY HAS IN EFFECT AN ORDINANCE REGARDING LOBBYING THAT REQUIRES PERSONS BEING PAID TO MAKE A PRESENTATION ON BEHALF OF SOMEONE OTHER THAN THEMSELVES TO DISCLOSE THAT FACT AT THE TIME OF THEIR PRESENTATION, AND, IN SOME INSTANCES, TO REGISTER WITH THE CITY CLERK PRIOR TO APPEARING BEFORE THE CITY COUNCIL, PLANNING COMMISSION OR CITY STAFF.**

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**3:00 P.M.**

### **CALL TO ORDER**

- a) Roll Call of City Council/RDA Member(s)
- b) Action to Excuse Absent City Council/RDA Member(s)

### **PUBLIC COMMENTS**

If any person desires to address members of the City Council and/or the Redevelopment Agency Board, this will be the **only opportunity to do so during this Study Session**. Please limit your remarks to 3 minutes. In response to any public comment on an item or matter which **has not been placed on this Agenda** pursuant to Government Code Section 54954.2, members of the City Council/Redevelopment Agency Board may only: **1)** briefly respond to statements made or questions posed by the public; **2)** ask a question for clarification; **3)** make a brief report on his or her own activities; **4)** provide a reference to staff or other resources for factual information; **5)** request staff to report back to the City Council at a subsequent meeting concerning any matter raised by the public; or, **6)** take action to direct staff to place a matter of business on a future Agenda. (California Government Code Section 54954)

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**STUDY SESSION** (Normally, No Action Is Taken On Study Session Items; However, The City Council Does Reserve The Right To Give Specific Policy Direction And To Take Specific Action As Necessary.)

**Presentations will be limited to 10 minutes unless other provisions are made in advance.**

1. Presentation by Michael Fife, President of Palm Springs Desert Resorts Convention and Visitors Authority Examining the Impact of Recent Terrorism Activity on Our Region's Tourism Industry. **(Pg.1)**
2. Discussion of Edom Hill Landfill Replacement Facility. (Deanna Pressgrove) **(Pg. 5)**
3. Update of the Mosquito and Vector Control Board by Paul Marchand, Cathedral City's Representative to the Board.
4. Update of the Public Arts Commission's Fund Raiser for the Vietnam Veteran's Memorial Wall. (Tony Barton)
5. Discussion Exploring the Purchase of Translation Equipment for Use at Various Community Meetings. (Susan Moeller)
6. Status Report Regarding a Proposal to Form a Regional Municipal Electric Utility. (Donald Bradley) **(Pg. 42)**
7. Discussion of Potential Schedule Conflicts with Upcoming Council Meetings. (Donald Bradley)
8. Councilmember Reports of Committee Meetings.
9. Review of October 10, 2001, City Council/redevelopment Agency Board Agendas.
10. City Council/staff Reports and Inquiries Regarding Status of New or Ongoing Projects.
11. Closed Session Urgency Items.

**CC/RDA WILL ADJOURN TO CLOSED SESSION**



**CLOSED SESSION**

**AGENDA OF THE CITY COUNCIL AND THE COUNCIL  
SITTING AS THE REDEVELOPMENT AGENCY**

**REGULAR CC/RDA MEETING  
WEDNESDAY, OCTOBER 10, 2001**

1. CONFERENCE WITH LEGAL COUNSEL REGARDING POTENTIAL LITIGATION pursuant to government Code Section 54956.9 subd. (c).  
**Number of Potential Cases: Three**
  
2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. (Susan Moeller)  
**Properties:**  
Location: Southwest and Southeast Corners of West Buddy Rogers Avenue at East Palm Canyon.  
**Negotiating Parties:**  
Agencies: Redevelopment Agency & Arbours Development  
Property Owner: Redevelopment Agency  
  
**Under Negotiation:** Memorandum of Understanding
  
3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. (Paul Shillcock)  
**Properties:**  
Location: Various Parcels South of East Palm Canyon Drive Between Date Palm and Van Fleet APN Nos.: 687-222-004; 687-224-007; 687-225-011; 687-225-017; and 687-221-001  
  
**Negotiating Parties:**  
Agencies: Redevelopment Agency and BCN Development  
Property Owner: Redevelopment Agency  
  
**Under Negotiation:** Disposition of Property

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4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code section 54956.8 (Paul Shillcock/Tony Barton)  
**Property:**  
Location: Northeast Corner of 30<sup>th</sup> Avenue and DaVall Drive  
**Negotiating Parties:**  
Agencies: City of Cathedral City & Palm Springs Cemetery District  
Property Owner: Palm Springs Cemetery District  
**Under Negotiation:** Acquisition of Property
5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. (Susan Moeller)  
**Property:**  
Location: North Side of E. Palm Canyon Drive West of Monty Hall  
**Negotiating Parties:**  
Agencies: Redevelopment Agency & Palm Canyon Partners  
Property Owner: Redevelopment Agency  
**Under Negotiation:** Real Property Negotiations
6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code section 54956.8 (Warren Bradshaw)  
**Property:**  
Location: 68790 D Street (APN 687-225-010)  
**Negotiating Parties:**  
Agencies: Cathedral City Redevelopment Agency & Jose and Cheryl Lopez  
Property Owner: Jose and Cheryl Lopez  
**Under Negotiation:** Acquisition of Property
7. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code section 54956.8 (Warren Bradshaw)  
**Property:**  
Location: 31575 Neuma Drive  
**Negotiating Parties:**  
Agencies: Cathedral City Redevelopment Agency & Esteban Perezchica  
Property Owner: Cathedral City Redevelopment Agency  
**Under Negotiation:** Disposition of Property

**RECOMMENDATION:** Adopt motion to recess to closed session pursuant to the above noted statutes.

REPORT OF ACTION(S), IF ANY

**CC/RDA WILL ADJOURN TO  
REGULAR MEETING AT 7:30 P.M.**



## **AGENDA OF THE CITY COUNCIL AND THE COUNCIL SITTING AS THE REDEVELOPMENT AGENCY**

**REGULAR CC/RDA MEETING  
7:30 P.M.  
WEDNESDAY, OCTOBER 10, 2001**

- a) Invocation
- b) Flag Salute

### **CLOSED SESSION ANNOUNCEMENTS**

#### **PUBLIC COMMENTS**

During this part of the meeting, the public is invited to address the City Council, and/or the Redevelopment Agency Board on any matter **not on the Agenda** or any item on the **Consent Agenda** by stepping to the lectern and giving his/her name and City of residence for the record. Unless additional time is authorized by the City Council, remarks on agenda items shall be limited to three minutes. **If you wish to speak on an agenda item, please wait to be recognized under that item.**

In response to any public comment on an item or matter which **has not been placed on this Agenda** pursuant to Government Code Section 54954.2, members of the City Council and/or the Redevelopment Agency Board may only: **1)** briefly respond to statements made or questions posed by the public; **2)** ask a question for clarification; **3)** make a brief report on his or her own activities; **4)** provide a reference to staff or other resources for factual information; **5)** request staff to report back to the City Council at a subsequent meeting concerning any matter raised by the public; or, **6)** take action to direct staff to place a matter of business on a future Agenda. (California Government Code Section 54954)

#### **AGENDA FINALIZATION**

At this time, the City Council and/or the Redevelopment Agency Board may announce any items being pulled from the Agenda or continued to another date.


**Urgency Items ("Added Starters"):** The Brown Act permits the City Council to take action on any item that does not appear on the Agenda only if 2/3 of the City Council (if all are present) or all members of the Council (if less than all are present) determine there is a need to take immediate action on the item and that the need to take immediate action came to the City Council's attention after the posting of the Agenda.

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## COUNCIL COMMENTS

## Councilmembers' Comments on Items not on the Agenda.

## PRESENTATIONS AND PROCLAMATIONS

-  Proclamation designating October 8-13, 2001 as Fire Prevention Week.  
(Fire Chief Steve Sowles)

## **CALL FOR CORRECTIONS/APPROVAL OF MINUTES**

Corrections/Approval of Minutes of the Regular City Council/Redevelopment Agency Board Meeting Held on September 26, 2001.

**PLEASE NOTE: THE CITY HAS IN EFFECT AN ORDINANCE REGARDING LOBBYING THAT REQUIRES PERSONS BEING PAID TO MAKE A PRESENTATION ON BEHALF OF SOMEONE OTHER THAN THEMSELVES TO DISCLOSE THAT FACT AT THE TIME OF THEIR PRESENTATION, AND, IN SOME INSTANCES, TO REGISTER WITH THE CITY CLERK PRIOR TO APPEARING BEFORE THE CITY COUNCIL, PLANNING COMMISSION OR CITY STAFF.**

## CONSENT AGENDA

**ALL MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE IN NATURE AND WILL BE ENACTED BY ONE ROLL CALL VOTE. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS MEMBERS OF THE CITY COUNCIL, THE REDEVELOPMENT AGENCY BOARD, AND/OR THE AUDIENCE REQUEST SPECIFIC ITEMS BE REMOVED FROM THE CONSENT AGENDA FOR SEPARATE DISCUSSION AND/OR ACTION.**

- COUNCIL**     1.     Receive and File Claims and Demands incurred by the City Council and the Redevelopment Agency Board in the total aggregate sum of \$ 3,093,736.57 for the month of August, 2001. **(Pg. 1)**
- a.     Recommendation: Receive and File

**PUBLIC HEARINGS:**

- CC/RDA**
2. Proposed Resolution consenting to the disposition of one vacant lot at 31575 Neuma Drive to Esteban and Maria Perezchica and their son, Juan for construction of an affordable house. (Warren Bradshaw) **(Pg. 2)**
- a. Report by Housing Manager
- b. Public Hearing
- c. Recommendation: Adopt Resolution No. 2001-\_\_\_\_\_
- Adopt Resolution No. R-

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- COUNCIL**
3. Proposed Resolutions approving General Plan Amendment 01-75, Change of Zone 01-101 and Zoning Ordinance Amendment 01-209, amending the City's General Plan Land Use Map and Zoning Map to change properties generally bounded by Ramon Road and Dinah Shore and between Date Palm and the Whitewater River from M/B (Medium Density Residential with Bonus Density Program, 4.5 to 10 dus/acre) to L (Low Density Residential 2 to 4.5 dus/acre), and from R2-B (Multifamily Residential - Density Bonus) to R1 (Single-family Residential), respectively; and a Zoning Ordinance text amendment regarding multi-family legal non-conforming uses. (Cynthia Kinser) (**Pg. 67**)
- a. Report by City Planner
- b. Public Hearing
- c. Recommendation:
- 1) Adopt Resolution No. 2001-\_\_\_\_\_
- 2) Waive Further Reading and Introduce the Ordinances.

### **LEGISLATIVE ACTION:**

- COUNCIL**      4.      Approval of Final Parcel Map No. 29719 (Ritz Carlton Golf Course), accept the dedications made to the City on the final map, and authorize the execution of the performance agreement. (Dave Faessel) **(Pg. 83)**
- a.      Report by City Engineer Dave Faessel
- b.      Public Input
- c.      Recommendation: Approval
- RDA**            5.      Authorize the Executive Director to contract for appraisal and land acquisition services for the BCN Conference Hotel Project in an amount not to exceed \$122,000.00. (Susan Moeller) **(Pg. 85)**
- a.      Report by Redevelopment Director
- b.      Public Input
- c.      Recommendation: Approval
- RDA**            6.      Authorization of the purchase of sound and lighting equipment for Auditorium 10 of the Mary Pickford Theatre for an amount not to exceed \$44,500, which will provide the ability to have live performances. (Susan Moeller) **(Pg. 94)**
- a.      Report by Redevelopment Director
- b.      Public Input
- c.      Recommendation: Approval

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- COUNCIL**    7.    Authorization to execute a Service Provider Agreement between the City of Cathedral City and the Cathedral City Senior Center. (Tony Barton) **(Pg. 102)**
- a.    Report by Parks and Recreation Manager
  - b.    Public Input
  - c.    Recommendation: Approval
- COUNCIL**    8.    Authorization to execute a Service Provider Agreement between the City of Cathedral City and the Cathedral City Boys and Girls Club. (Tony Barton) **(Pg.132)**
- a.    Report by Parks and Recreation Manager
  - b.    Public Input
  - c.    Recommendation: Approval
- COUNCIL**    9.    Authorization to execute a Service Provider Agreement between the City of Cathedral City and the Cathedral City Chamber of Commerce. (Tony Barton) **(Pg.155)**
- a.    Report by Parks and Recreation Manager
  - b.    Public Input
  - c.    Recommendation: Approval
- COUNCIL**    10.   Approval of a Service Provider Agreement with the Cathedral City Chamber of Commerce related to the proposed Business Resource Program aspect of the Chamber's Economic Development Partnership effort, and authorize payment for services from funds included in the Fiscal Year 2001-2002 budget. (Paul Shillcock)**(Pg. 180)**
- a.    Report by Economic Development Manager
  - b.    Public Input
  - c.    Recommendation: Approval
- RDA**        11.    Authorization for **1)** a 211-day extension of the Memorandum of Understanding with LINC Housing Corporation for the development of Desert Cloisters, a mixed-income housing project to be located on West Buddy Rogers Drive between Date Palm Drive and Van Fleet Avenue, to May 31, 2002; and **2)** a loan to LINC in an amount not to exceed \$300,000.00 for pre-development design services. (Susan Moeller) **(Pg. 202)**



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- a. Report by Redevelopment Director
  - b. Public Input
  - c. Recommendation: Approval
- RDA**      12.      Proposed Resolution approving the Replacement Housing Plan as prepared by Pacific Relocation Consultants (PRC) for the BCN Conference Hotel Project. (Susan Moeller/Warren Bradshaw) **(Pg. 231)**
  - a. Report by Redevelopment Director
  - b. Public Input
  - c. Recommendation: Adopt Resolution No. R-\_\_\_\_\_
- COUNCIL**   13.      Approval of the Police Department's request for the purchase and training of a police K-9 and the training of a police K-9 Officer through Work Dog International, with funding not to exceed \$10,000.00. (Stan Henry) **(Pg. 248)**
  - a. Report by Chief of Police
  - b. Public Input
  - c. Recommendation: Approval
- COUNCIL**   14.      Proposed Ordinance amending the Municipal Code, including the Zoning Ordinance, to change all references to "Director", "Community Development Director" and/or "Director of Community Development" to "City Planner". (Steve Quintanilla) **(Pg. 250)**
  - a. Report by City Attorney
  - b. Public Input
  - c. Recommendation: Waive Further Reading and Introduce the Ordinance.
- COUNCIL**   15.      Proposed Resolution directing Staff to change all references to "Director", "Community Development Director" and/or "Director of Community Development" to "City Planner" on all relevant permit applications and other public information materials. (Steve Quintanilla) **(Pg. 254)**
  - a. Report by City Attorney
  - b. Public Input
  - c. Recommendation: Adopt Resolution No. 2001-\_\_\_\_\_

**COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS.**

**ADJOURNMENT**

To the next regularly scheduled meeting of the City Council/Redevelopment Agency Board  
**Wednesday, October 24, 2001.**

**NOTE TO THE PUBLIC**

Agendas and back-up material giving more information on each agenda item, with the staff's recommendations, have been provided to all Councilmembers. These same materials are on display in the main City Hall lobby, in the Police Department lobby, in the lobby outside the Council Chamber, and in the City Clerk's office from the Thursday preceding the regular Council meeting. Staff "recommendations" are only that; the City Council makes its own decisions based on all information provided to them. The Agenda, by itself, can also be reviewed on the City's Web Site at:

**[www.cathedralcity.gov](http://www.cathedralcity.gov)**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk by phone at (760) 770-0322. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

**PLEASE BE ADVISED THAT CITY HALL IS CLOSED EVERY FRIDAY**